173.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,100 / 677,100
					USE VALUE:	677,100 / 677,100
					ASSESSED:	677,100 / 677,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE HARVEY SHUI-HONG
Owner 2:	
Owner 3:	
Street 1:	100 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11290.000	172,600		504,500	677,100
Total Card	0.259	172,600		504,500	677,100
Total Parcel	0.259	172,600		504,500	677,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 626.94 | /Parcel: 626.94

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 115128

GIS Ref

GIS Ref

Insp Date 07/02/18

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	172,600	0	11,290.	504,500	677,100		Year end	12/23/2021
2021	101	FV	166,700	0	11,290.	504,500	671,200		Year End Roll	12/10/2020
2020	101	FV	166,700	0	11,290.	504,500	671,200	671,200	Year End Roll	12/18/2019
2019	101	FV	157,000	0	11,290.	497,300	654,300	654,300	Year End Roll	1/3/2019
2018	101	FV	157,000	0	11,290.	382,000	539,000	539,000	Year End Roll	12/20/2017
2017	101	FV	157,000	0	11,290.	360,400	517,400	517,400	Year End Roll	1/3/2017
2016	101	FV	157,000	0	11,290.	331,600	488,600	488,600	Year End	1/4/2016
2015	101	FV	146,900	0	11,290.	309,900	456,800	456,800	Year End Roll	12/11/2014

!13432!

PRINT

Date	Time
12/30/21	17:02:54

LAST REV

Date	Time
08/08/18	11:44:58

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13432

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REID SHARON	26897-287		12/11/1996		176,000	No	No		Y

USER DEFINED

Prior Id # 1:	115128
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2010	484	Re-Roof	8,400					
5/14/2010	446	New Wind	4,800					ADD GLASS BLOCK WI
6/22/2009	507	New Wind	2,262					
5/6/2009	311	New Wind	4,477					
11/4/2008	1392	Manual	2,500					replace existing f

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
10/20/2008	Meas/Inspect	345	PATRIOT
10/26/2000	Hearing N/C	163	PATRIOT
4/11/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11290		Sq. Ft.	Site		0	70.	0.64	6			Topo	-5					504,535						504,500	

Total AC/HA:	0.25918	Total SF/SM:	11290	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,535	Spl Credit		Total:	504,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	145.170
Other Features:	60300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	250110
Depreciation:	77534
Depreciated Total:	172576

COMMENTS

OT=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	

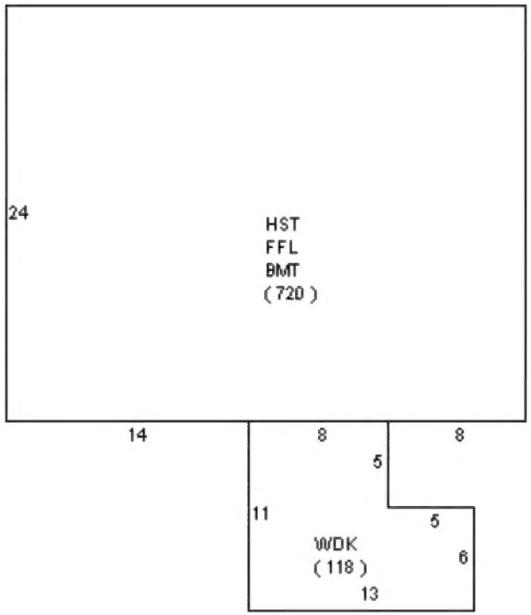
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.17
Special Features:	0	Val/Su Net:	89.99
Final Total:	172600	Val/Su SzAd	159.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	43.550	31,357
FFL	First Floor	720	145.170	104,522
HST	Half Story	360	145.170	52,261
WDK	Deck	118	14.150	1,670

Net Sketched Area:	1,918			Total:	189,810
Size Ad	1080	Gross Area	2278	FinArea	1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	